

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	7921 Park Avenue, Kansas City, MO 64132	Order ID	8367661	Property ID	33141770
Inspection Date	08/04/2022	Date of Report	08/05/2022		
Loan Number	48390	APN	47-740-11-05-00-0-00-000		
Borrower Name	Catamount Properties 2018 LLC	County	Jackson		

Tracking IDs

Order Tracking ID	UNKNOWN	Tracking ID 1	UNKNOWN
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments Based on exterior observation, subject property is in Good condition. No immediate repair or modernization required.
R. E. Taxes	\$380	
Assessed Value	\$4,371	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject is located in a suburban neighborhood with increased property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$97,600 High: \$180,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7921 Park Avenue	8021 Olive Street	7420 Bellefontaine Avenue	8308 Olive Street
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64132	64132	64132	64132
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.78 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$126,000	\$140,000	\$145,000
List Price \$	--	\$126,000	\$140,000	\$150,000
Original List Date		07/29/2022	07/12/2022	06/05/2022
DOM · Cumulative DOM	-- · --	6 · 7	23 · 24	60 · 61
Age (# of years)	73	73	71	77
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	982	832	780	1,216
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 2
Total Room #	4	4	4	5
Garage (Style/Stalls)	None	Detached 3 Car(s)	None	Detached 1 Car
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	50%	50%
Basement Sq. Ft.	--	--	390	608
Pool/Spa	--	--	--	--
Lot Size	0.140 acres	0.16 acres	0.15 acres	0.31 acres
Other	None	Patio	Deck	Porch, Deck

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 The FMV property is inferior in GLA but similar in bed count to the subject. Active1 => GLA= \$3000, Garage= \$-6000, Amenities=\$-1000, Total= \$-4000, Net Adjusted Value= \$122000

Listing 2 The FMV property is inferior in GLA but similar in view to the subject. Active2 => GLA= \$4040, Basement=\$-1000, Amenities=\$-1000, Total= \$2040, Net Adjusted Value= \$142040

Listing 3 The FMV property is similar in condition but superior in bath count to the subject. Active3 => Bath= \$-2000, GLA= \$-4680, Garage= \$-2000, Lot= \$-340, Basement=\$-1000, Amenities=\$-2000, Total= \$-12020, Net Adjusted Value= \$137980

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7921 Park Avenue	7921 Brooklyn Avenue	2208 E 77th Terrace	920 E 77th Street
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64132	64132	64132	64131
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.20 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$125,000	\$137,500	\$140,000
List Price \$	--	\$125,000	\$137,500	\$140,000
Sale Price \$	--	\$122,000	\$137,500	\$150,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/30/2021	05/31/2022	09/24/2021
DOM · Cumulative DOM	-- · --	31 · 31	46 · 46	35 · 35
Age (# of years)	73	75	73	93
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	982	1,083	898	1,146
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	2 · 1
Total Room #	4	5	4	4
Garage (Style/Stalls)	None	None	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	50%	50%	50%
Basement Sq. Ft.		542	449	573
Pool/Spa	--	--	--	--
Lot Size	0.140 acres	0.15 acres	0.17 acres	0.13 acres
Other	None	Porch, Patio	None	None
Net Adjustment	--	-\$7,020	-\$1,320	-\$4,780
Adjusted Price	--	\$114,980	\$136,180	\$145,220

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** The FMV property is superior in bed count but similar in style to the subject. Sold1 => Bed= \$-3000, GLA= \$-2020, Basement=\$-1000, Amenities=\$-2000, Sold date=\$1000, Total= \$-7020, Net Adjusted Value= \$114980
- Sold 2** The FMV property is similar in GLA, bed/bath count, condition, style and view to the subject. Sold2 => GLA= \$1680, Garage= \$-2000, Basement=\$-1000, Total= \$-1320, Net Adjusted Value= \$136180
- Sold 3** The FMV property is superior in GLA but similar in condition to the subject. Sold3 => GLA= \$-3280, Age= \$500, Garage= \$-2000, Basement=\$-1000, Sold date=\$1000, Total= \$-4780, Net Adjusted Value= \$145220

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Platinum Realty	None Noted					
Listing Agent Name	Dottie Bradley						
Listing Agent Phone	913-337-1795						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
07/22/2022	\$140,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$142,000	\$142,000
Sales Price	\$140,000	\$140,000
30 Day Price	\$130,000	--
Comments Regarding Pricing Strategy		
<p>As per recent MLS condition subject is good condition and no repairs noted. As long as the subject is priced within the market value of the most recent similar comps within the subject property's area there should not be a problem with resale. Within 1 mile, 20% GLA +/-, Year built 20 +/-, there were limited comparable available in the subject neighborhood. Therefore it was necessary to exceed closed date, style, basement, garage, lot size and proximity exceeded up to 0.95 miles. Due to lack of comparable it was necessary to use comparable with variance in bath count for active comps. It was necessary to exceed the GLA variance guideline of 20% in an effort to better bracket the subject's feature set for active comps. Due to lack of comparable it was necessary to use comparable with variance in basement type for sold comps. In delivering the final valuation, most weight has been placed on CS2 and LC2 as they are most similar to the subject condition and overall structure. The subject property is located near to residential area, highway, worship, main roads and other commercial. Due to limited comparables, some comparables were taken crossing the highway. This however, will not have effect on value and marketability. The details were taken as per the tax record.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the subject having a recent listing higher than the prior report. The listing shows that the subject has been renovated and the current report is in line with the listing. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 8021 Olive Street
Kansas City, MO 64132



Front

L2 7420 Bellefontaine Avenue
Kansas City, MO 64132



Front

L3 8308 Olive Street
Kansas City, MO 64132



Front

Sales Photos

S1 7921 Brooklyn Avenue
Kansas City, MO 64132



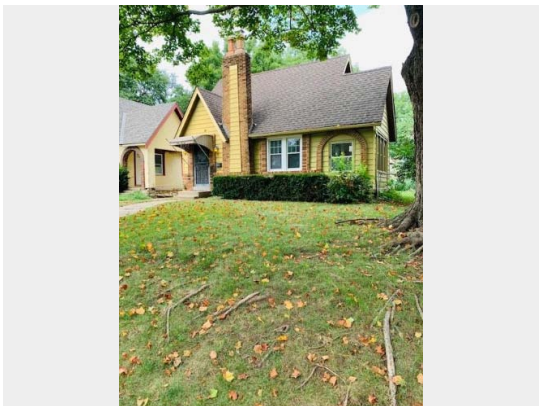
Front

S2 2208 E 77th Terrace
Kansas City, MO 64132



Front

S3 920 E 77th Street
Kansas City, MO 64131



Front

ClearMaps Addendum

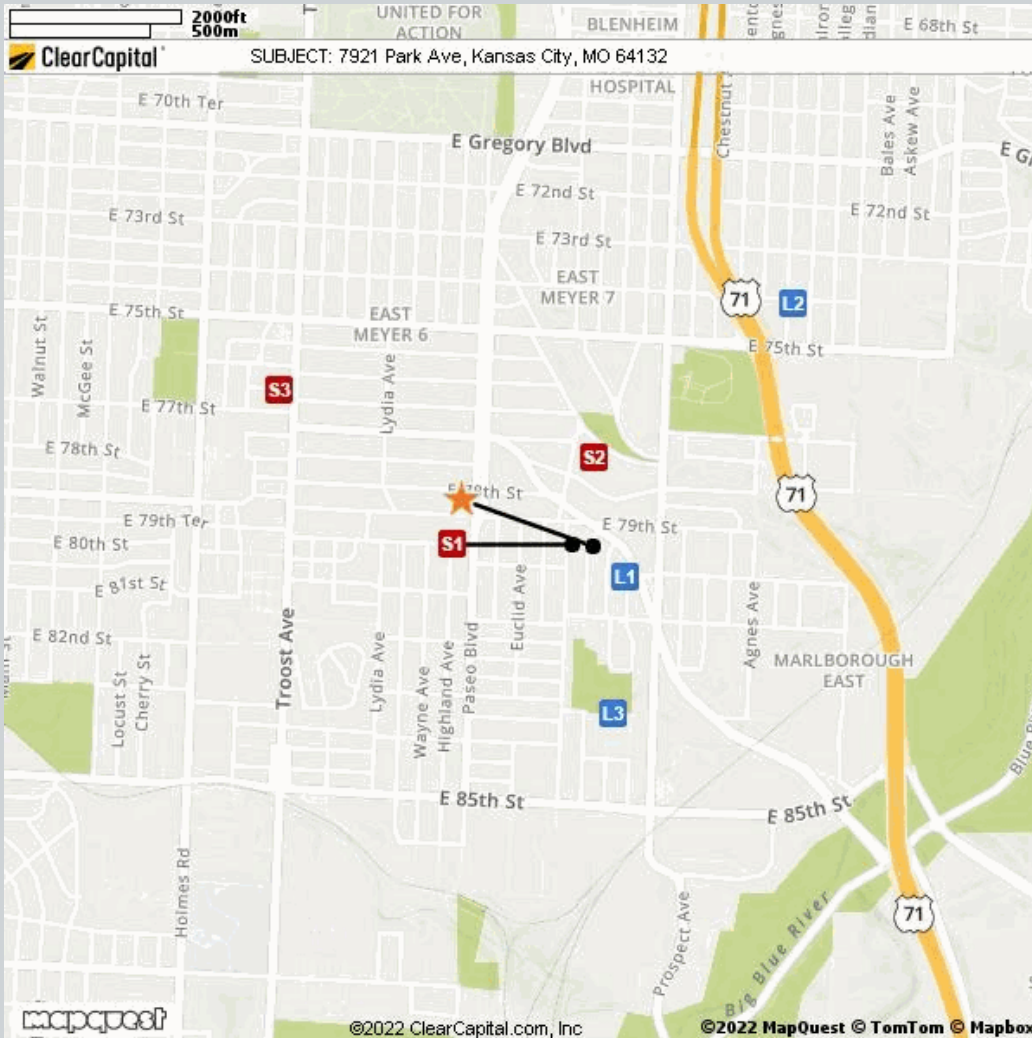
Address ★ 7921 Park Avenue, Kansas City, MO 64132

Loan Number 48390

Suggested List \$142,000

Suggested Repaired \$142,000

Sale \$140,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7921 Park Avenue, Kansas City, MO 64132	--	Parcel Match
L1 Listing 1	8021 Olive Street, Kansas City, MO 64132	0.13 Miles ¹	Parcel Match
L2 Listing 2	7420 Bellefontaine Avenue, Kansas City, MO 64132	0.78 Miles ¹	Parcel Match
L3 Listing 3	8308 Olive Street, Kansas City, MO 64132	0.48 Miles ¹	Parcel Match
S1 Sold 1	7921 Brooklyn Avenue, Kansas City, MO 64132	0.06 Miles ¹	Parcel Match
S2 Sold 2	2208 E 77th Terrace, Kansas City, MO 64132	0.20 Miles ¹	Parcel Match
S3 Sold 3	920 E 77th Street, Kansas City, MO 64131	0.95 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Lawrence Myer	Company/Brokerage	Inner City Realty LLC
License No	1999021002	Address	4050 Pennsylvania Ave Kansas City MO 64111
License Expiration	06/30/2024	License State	MO
Phone	7739007227	Email	lmyerinnercity@gmail.com
Broker Distance to Subject	5.18 miles	Date Signed	08/05/2022

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.